

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

29 April 2025

TOWN CLERK'S OPEN REPORT

- 1) Planning Application(s) deferred from Chairman's Actions Meeting with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services- actioned under delegated authority by the Town Clerk

No applications deferred.

- 2) Chairman's Actions list of planning applications with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services – actioned under delegated authority by the Town Clerk

If you wish to view why SDC have made the decision on any of the listed applications, you can view the plans and decision document by using the link below and typing in the application number:

<http://apps.stratford.gov.uk/eplanning>

	Application No	Address	Proposed Development	Observations
1	25/00659/FUL TIDDINGTON	122 Tiddington Road, Stratford-upon-Avon, CV37 7BB	Demolition of rear extension. Two storey and single storey rear extension. Front porch extension. New loft room. New windows, doors and render. Outbuilding. New front wall with railings.	There are concerns that the proposed boundary wall and railings will be stark in the street scene which is predominantly hedges along Tiddington Road. However, the TC would have no objections providing there is a landscape scheme submitted as part of any conditional approval and this includes hedge planting in front of the wall/railings in order to soften its impact on the street scene.
2	25/00602/ADV GUILDHALL & BRIDGETOWN	Newson Health, Winton House, 23 Church Street, Stratford-upon-Avon CV37 6HB	Existing front sign suggested brand logo change	No representation

3	25/00720/COUMA	12 Windsor Street, Stratford-upon-Avon, CV37 6NL	Change of use of the building from cafe/office (Use Class E) to 1 No. dwellinghouse (Use Class C3)	No representation
4	25/00815/LBC GUILDHALL & BRIDGETOWN	Guild Chapel, Chapel Lane, Stratford-upon-Avon	Repairs to tower roof structure	No reps subject to conservation officer approval.
5	25/00291/LBC GUILDHALL & BRIDGETOWN	13 Chapel Street, Stratford-upon-Avon, CV37 6ET	Installation of chimney cowl to Ely Street elevation chimney stack	No representation
6	25/00685/FUL GUILDHALL & BRIDGETOWN	Broadlands Guest House, 23 Evesham Place, Stratford-upon-Avon, CV37 6HT	Change of use from guest house to private dwelling	No representation
7	25/00545/FUL CLOPTON	The Clayton Guest House, 38 Grove Road, Stratford-upon-Avon, CV37 6PB	Proposed change of use from C1 guest house hotel, to 2no. C3 dwellings with associated extension and alterations	No representation
8	25/00889/AAPA AVENUE	Gospel Oak House, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	This application seeks to confirm that the proposed two storey addition to the dwelling is permitted development	No representation
9	25/00774/FUL SHOTTERY	81 Evesham Road, Stratford-upon-Avon, CV37 9BE	Proposed two storey rear extension and alterations to existing bay window.	No reps, subject to no adverse impacts on neighbours.
10	25/00846/FUL ORCHARD HILL	River Cottage, Tiddington Road, Stratford-upon-Avon, CV37 7AE	Proposed garden studio and store	No representation
11	25/00841/FUL WELCOMBE	13 St Gregorys Road, Stratford-upon-Avon, CV37 6UH	Proposed single storey rear extension, first floor side extension. Renewal of previous permission, 22/00911/FUL.	No representation
12	25/00538/FUL ORCHARD HILL	Alveston Manor Hotel, Banbury Road, Stratford-upon-Avon, CV37 7HP	Rebuild and reinstatement of a section of the existing perimeter boundary wall, fronting Banbury Road.	No representation

13	25/00539/LBC ORCHARD HILL	Alveston Manor Hotel, Banbury Road, Stratford-upon-Avon, CV37 7HP	Rebuild and reinstatement of a section of the existing perimeter boundary wall, fronting Banbury Road.	No representation
14	24/02991/FUL GUILDHALL & BRIDGETOWN	7B Shrieves Walk, Stratford-upon-Avon, CV37 6GJ	Change of use from Sui Generis - Tattoo studio to Sui Generis - Hot food takeaway.	An amendment / additional information has been received for the application shown above as follows: The proposed extraction system with external air vent has been removed from the proposal. The description of development now reads: Change of use from Sui Generis - Tattoo studio to Sui Generis - Hot food takeaway Plans and documentation have been updated to reflect this. This letter is for information only. A consultation response is not being sought.
15	25/00625/REM CLOPTON	Land To The West Of Western Road, Western Road, Stratford-upon-Avon,	Reserved matters (appearance, landscaping and scale) pursuant to planning permission ref. 23/01524/VARY for a revised layout to original outline permission ref. 20/00234/OUT for the erection of care home (Use Class C2) for residents requiring nursing, dementia and residential care with associated car parking, bicycle stores, outdoor amenity space and separate refuse/recycling	The Town Council places a holding objection on the basis that there is no renewable energy proposals within this scheme. There is opportunity within the float roof areas to place solar arrays to generate renewable energy for the development. Once these details have been submitted and secured through an appropriately worded planning condition,

			facilities - Outline application with Some Matters Reserved. Access and Layout for determination under this application, with Appearance, Landscaping and Scale reserved for later consideration (resubmission of 19/01416/OUT)	then the Town Council will remove its objection. Whilst the scale appears high, the Town Council is aware of similar scaled buildings in the vicinity. The design appears acceptable and the internal layout appears to be well thought out.
16	25/00659/FUL TIDDINGTON	122 Tiddington Road, Stratford-upon-Avon, CV37 7BB	Demolition of rear extension. Two storey and single storey rear extension. Front porch extension. New loft room. New windows, doors and render. Outbuilding. New front wall with railings.	An amendment / additional information has been received for the application shown above as follows: - Elevations received of gates - Gates moved 5.5m from highways If you have any further observations you wish to make on the amendment please write to me by: No date supplied.

TREE APPLICATIONS

1	25/00702/TREE GUILDHALL & BRIDGETOWN	The Great Gardens Of New Place, Chapel Lane, Stratford-upon-Avon, CV37 6BE	-T1 ornamental purple plum - Remove no.2 lowest branches on the east side of canopy back to the main stem and lift east side of canopy to 4 metres, where overhanging adjacent RSC parking area.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of
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				perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
2	25/00949/DDT GUILDHALL & BRIDGETOWN	125 Shipston Road, Stratford-upon-Avon, CV37 7LW	T1 - lime - On edge of A34 and pavement. Fell	FOR INFORMATION ONLY Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.
3	25/00979/TREE SHOTTERY	Lavender House, 18 Tavern Lane, Shottery, Stratford-upon-Avon CV37 9HE	- T1 - lawson cypress - fell - G1 - leyland cypress - cut back to form managed boundary hedge, height reduction of approximately 1-1.2m (3-4 feet)	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist

				and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
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3) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

1.	25/00388/LAPREM	Cider & Music Festival Stratford upon Avon Rugby Football Club Loxley Road Stratford upon Avon CV37 7DU	Application for a premises licence under section 17	Application Date: 04/04/2025 Last Representation Date: 02/05/2025
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4) Notices of Decision – for info only

If a member has any queries regarding a decision, then in the first instance they should seek the resolution by visiting the SDC planning portal and searching for that application.

<http://apps.stratford.gov.uk/eplanning>

	Site/Application No	STC Observations	SDC Decision
1	25/00266/PVN	Support the application: The TC fully supports this	Prior approval not required

	Morrisons, Alcester Road, Stratford-upon-Avon, CV37 9DA	proposal on grounds of sustainability	
2	25/00375/FUL 40 Dale Avenue, Stratford-upon-Avon, CV37 7EW	No reps	Permission with conditions
3	25/00216/FUL The Pump House, Bishopton Lane, Bishopton, Stratford-upon-Avon CV37 9QY	No reps	Permission with conditions
4	25/00217/LBC The Pump House, Bishopton Lane, Bishopton, Stratford-upon-Avon CV37 9QY	No reps, subject to Conservation Officers approval	Consent granted with conditions
5	25/00294/VARY 60 Evesham Road, Stratford-upon-Avon, CV37 9BA	No reps	Permission
6	25/00258/FUL 11 Burbage Avenue, Stratford-upon-Avon, CV37 0DU	No reps	Refusal
7	25/00054/FUL 1 - 18 Sanctus Court, Stratford-upon-Avon, CV37 6DL	No reps, the agent's explanation is convincing, so we are happy to remove the holding objection.	Permission with conditions
8	25/00349/FUL No 1 TAJ Bar And Grill, 1 Shakespeare Street, Stratford-upon-Avon, CV37 0RN	No reps	Permission with conditions
9	25/00278/FUL 44 Bull Street, Stratford-upon-Avon, CV37 6DS,	No reps	Permission with conditions
10	25/00423/FUL 5 Brookside Road, Stratford-upon-Avon, CV37 9PH	No reps, pleased to see subservient design	Permission with conditions
11	25/00411/LDP 1A Trinity Street Stratford-upon-Avon CV37 6BL		Certificate of lawful proposed use or development

12	25/00646/LDP 17 New Street Tiddington Stratford-upon-Avon CV37 7DA		Certificate of lawful proposed use or development
13	25/00672/LDP 30 Redwing Close Stratford-upon-Avon CV37 9EX		Certificate of lawful proposed use or development
14	23/03277/FUL General Site , Bards Walk, Stratford-Upon-Avon, Warwickshire CV37 6EY	Object to the application for the following planning reasons: The change to roofing materials and the addition of an overly large chimney do not address the objections previously raised by the Town Council. The town Council therefore maintains its objection.	Refusal
15	25/00519/TREE 39 - 40 Ely Street, Stratford-upon-Avon, CV37 6LN	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions

16	25/00559/TREE Timber Top, Tavern Lane, Shottery, Stratford-upon-Avon, CV37 9HE	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
17	24/02582/FUL The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps	Permission with conditions
18	24/02583/LBC The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps, subject to Conservation Officer approval	Consent granted with conditions
19	25/00498/TPO STREET RECORD, Wordsworth Avenue, Stratford-upon-Avon	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a	Consent for Arboricultural Work

		time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
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5) Any Other Business

5a.

Planning Admin Officer
23.04.2025